

**WEARE OPEN SPACE COMMITTEE**  
**MEETING MINUTES**  
**11-27-07**  
**DRAFT**

**IN ATTENDANCE: Ian McSweeney, George Malette, John Ciampi, Andy Fulton and Steve Najjar**

Review of minutes – The Committee reviewed the minutes of 10-23-07 and the following changes were noted: 1<sup>st</sup> page, under the Hawkes heading, 2<sup>nd</sup> line down, strike Sean's parcel is valued somewhere between \$60,000.00 and \$75,000.00, and is involved with a conservation easement. 2<sup>nd</sup> page, under the Pinard heading, last line, add lot#127 & 56, map 410. John made Motion to accept the minutes as amended and George 2<sup>nd</sup>. All voted to accept, and there were 2 abstentions. Andy and George.

Brown easement – Steve publicly thanked Ian on behalf of the Town for his work and patience in preparing a grant for \$20,000.00 for the Brown CE, funded by the Russell Foundation.

Steiner – He was going to return to his accountant and is not interested in a bargain sale; however, he is not sure if that is the right approach since he doesn't know at this time if a bargain sale would benefit him adequately. Ian affirmed he doesn't know where this land contact stands for now.

Ray Banks – The first scheduled site walk was rained out. However, a week later, John and Ray walked some of the boundaries so John had a sense of the layout of the land that Mr. Banks proposes to conserve. Ray explained to John the boundaries are free to walk whenever propitious for the OSC. Mr. Banks told John maps of his property can be obtained from Mike Daulberg, surveyor for Mr. Banks. Some fields are included in the open space – maybe 7-8 acres. Steve noted that the gravel pit is problematic because it is unclear how the Town would handle it. Steve commented the value of the gravel pit would push it beyond conservation consideration. Steve wondered how many parcels are part of the land under conservation proposal, to which John replied "at least two". Ian asked John if there were any monetary dialogue, and he replied "no". Steve commented all that can be done with this land contact this year is to walk the boundaries.

Hawkes – Steve just met with Sean and Rod this evening, and the meeting went very well, according to Steve. Rod and Sean will connect with the OSC as soon as they are ready to move forward. Steve remarked there's over \$300,000.00 in the Conservation Fund which can be used as leverage, but any further dealings with the Hawkes land contact would depend on strategy. Steve explained the OSC can ask the Town to kick in a certain amount, plus whatever other funding is available to purchase this property. The other option, barring a warrant article, would be to almost wipe out the Conservation Fund in purchasing this property. Steve asked both Rod and Sean to contact the OSC as soon as they are ready to move forward so that a warrant may be initiated in a timely manner. A final recommendation can be made to the Conservation Commission at its next meeting, as the OSC will meet 1 hour before the convening to the CC due to the time crunch related to the holidays. It is hoped a decision will be finalized from Rod and Sean by that time. The BOS will need to be briefed on this issue in the event of a possible warrant article. On another note, Rod is not comfortable with having public access, but at the same time, Sean is more amenable with it. Sean's property is at level 2 of current use, which allows public access. If a warrant actually materializes, some kind of campaign strategy needs considering, Steve continued. Ian disclosed that lack of public access could cause a problem with a warrant article. Margaret Watkins, Executive Director of the PWA, suggested having a public access, but revoking that privilege if there's any problem. Steve underscored the excitability of this project, especially considering that this property has the potentiality of broad ranging connectivity with environed parcels. However, the particular problem Steve sees here is the holding pattern in which the OSC has become trammelled.

Mark Pinard – Nothing was done with this land contact since last meeting.

Mike McKevitt – On hold for now.

Fred Shattuck – He is interested in the sale of his open space land, but not in combination with his house lot. He would like to get things going fairly quickly. The roadway access has been resolved with DOT and is good to go. Mr. Shattuck is hoping for assessed value on his property. This piece of land is in proximity to Cynthia Cook, who someday may want to conserve her land. Additionally, Alicia Walker and the Kurk's property, all under conservation, are nearby.

Hawkes – The biggest problem here is the holding pattern gripping this land contact. One possible contingency is to execute a P&SA, stipulating a time frame. Another prevailing contingency is for Sean take out the proportioned parcels he is choosing to subdivide. With a P&SA, Steve explained, the Town has the option to bail out of any unforeseen laden that may bear on this transaction. Andy wondered if a \$200,000.00 warrant article would suffice the needed financial support. Discussion raised the specter of last years \$300,000.00 warrant article which failed by 40 votes. The primary reason it failed. Steve mused, was the warrant articles, prevote mailings failed to garner BOS endorsement, when in fact, Steve had eventually won their support, but only after the mailings were sent out. Steve notes this land contact has several unique qualities attractive to the voter: it is a conservation overlay district; it would be attractive to the voter: it is a conservation overlay district; it would be one of several layers of protected parcels in the general area; and it has been made public that Sean has been planning this land for some time. The Wood conservation area is some 200 acres, and is within the environs of the Sean/Wilson land. An estimate of a 480 acre block of conservation land would be created if this land deal were consummated.

Silvia Pope – Steve hasn't heard back from her after her last site walk meeting was cancelled. It is difficult to track her down because she travels often. Her property encompasses 70 acres.

Dot O'Neil – Ian contacted Scott Heath, land appraiser, who cannot be pressed into this land transaction until February or so. The Conservation Commission appropriated \$1500.00 at its last meeting to finance the proposed appraisal. Ms. O'Neil isn't in any kind of hurry, probably Spring before any meaningful progress is made. This property has little road frontage. Her property is assessed for \$103,000.00 current use value. Consensus is to wait for the appraisal results before going further.

Michelle Gagnon – Mostly wet and on a Class VI road. Pat made initial contact.

Cold Springs – This property of 50 acres is on the market for \$360,000.00 (\$4,000.00/acre) on Lower Craney Hill Road. Steve said if this land is currently on the market, the most practical immediate objective would be to get a P&SA contingent upon a bond. Andy asked if it's feasible if the OSC can make an offer less than the asking price. Ian replied it would because that could be a way to get a sense of the worth of the land and how low the asking price could go, and also, he continued, there are approved subdivision lots for sale that are not moving, especially ones with limited road frontage. Adding to a reduced selling price is the fact that this property was slicked off of vegetation by the previous owners before sold to Cold Springs. It isn't known at this time if this land is owned by the business or personally. Several rumors are linked to this property, such as constructing a senior center or a campground. However, being on a Class V road makes it difficult to develop.

Steve suggested if nothing happens by next OSC convention, to make an offer around \$200,000.00. Andy mentioned that, because this is a specific parcel of land, to initiate a \$150,000.00 warrant article which may appeal to the voters because of its prime habitat and surrounding forest, along with views of Lake Horace. John commented this parcel abuts Rosie Coburn's property, presently under current use. Andy feels this land is worth campaigning for, and Steve mentioned the initial purchase can be gotten by doing a little research.

Dorothy Cleves – Ian sent her a letter and is presently waiting for a reply.

Bruce Farr – Ian left a voicemail but hasn't heard back, same experience John had with this land contact.

Peat land Protection – Ian suggested conveying an easement on it in order to strengthen its protection, especially in light of the recent PSNH transmission project that passed close by it.

Unprotected Parcels – There are a patchwork of disjointed Town owned parcels that the Committee discussed this evening. Steve explained that if these properties were to be designated as conservation land or town forest, an easement can automatically be placed on them by authorization of a warrant article approved by voters at last year's voting session. However, as a caveat, approval of the executive body would be needed.

Submitted as a True Record,

John Ciampi  
Recording Secretary, WOSC

cc: BOS  
Merry Rice  
Town Clerk  
OSC files